

RESTORATION RANCH MINOR SUBDIVISION

BEING A RE-SUBDIVISION OF TWO PORTIONS OF TRACT A, BRUNDAGE PLACE ADDITION
TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
LOCATED IN THE NE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 2, T55N, R84W,
6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA = \pm 8.54 ACRES

SITE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ANDREW CAMERON AND RESTORATION RANCH LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

RESTORATION RANCH MINOR SUBDIVISION BEING A RE-SUBDIVISION OF TWO PORTIONS OF TRACT A, BRUNDAGE PLACE ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK BOOK 352, PAGE 392 AND BOOK 578, PAGE 127; SUBJECT PARCEL LOCATED IN THE NE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 2, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A, BRUNDAGE PLACE ADDITION; THENCE S 09°39'19" W, 634.07 FEET ALONG THE WESTERN LINE OF COFFEEN AVENUE RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING; THENCE N 89°11'48" W, 342.39 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 352, PAGE 392; THENCE N 00°33'22" E, 270.16 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 578, PAGE 127; THENCE N 89°32'26" W, 663.12 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 578, PAGE 127 TO A POINT ON THE EASTERN LINE OF TRACT 11A OF BLUE WING MINOR SUBDIVISION; THENCE S 00°51'48" E, 450.00 FEET ALONG SAID EASTERN LINE TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 578, PAGE 127; THENCE S 89°30'34" E, 423.39 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 352, PAGE 392 TO THE NORTHWEST CORNER OF MECKLE MINOR SUBDIVISION; THENCE S 82°32'37" E, 453.94 FEET ALONG THE NORTH LINE OF SAID MECKLE MINOR SUBDIVISION TO THE NORTHEAST CORNER OF SAID MECKLE MINOR SUBDIVISION; THENCE S 80°27'29" E, 25.29 FEET ALONG A JOG IN SAID WESTERN LINE OF COFFEEN AVENUE RIGHT-OF-WAY; THENCE N 09°52'08" E, 246.62 FEET ALONG SAID WESTERN LINE OF COFFEEN AVENUE RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINING AN AREA OF \pm 8.54 ACRES MORE OR LESS

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, EASEMENTS, AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY GRANT EASEMENTS TO THE OWNERS OF EACH LOT OF THIS SUBDIVISION, FOR THE PURPOSES INDICATED HEREON, ALL EASEMENTS AND TRACT A SHOWN HERIN WITHIN THE BOUNDARY OF THE LANDS PLATTED.

EXECUTED THIS 9th DAY OF JUNE, 2020.

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ANDREW CAMERON, AS A MEMBER OF RESTORATION RANCH LLC AND PERSONALLY, ON THIS 9th DAY OF JUNE, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10/29/23

NOTARY PUBLIC



THE UNDERSIGNED SECURITY STATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED IN BOOK 983 PAGES 599-604. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE MENTIONED MORTGAGE.

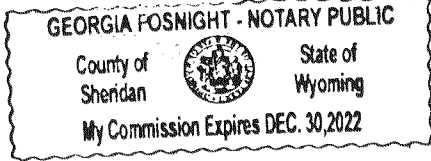
(SECURITY STATE BANK)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Security State Bank FOR June 9th DAY OF June, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10/29/23

NOTARY PUBLIC



THE UNDERSIGNED FIRST INTERSTATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED ELECTRONICALLY AS DOCUMENT NUMBER 2019-754450. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

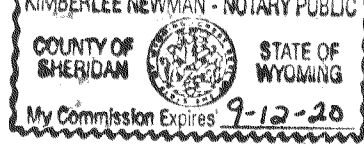
(FIRST INTERSTATE BANK)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY First Interstate Bank FOR June 11th DAY OF June, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9-12-2023

NOTARY PUBLIC



DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF TWO PORTIONS OF TRACT A, BRUNDAGE PLACE ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK, BOOK 352, PAGE 392 AND BOOK 578, PAGE 127. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT INCLUDING THE EASEMENT RECORDED IN THE RECORDS OF ABOVE SAID CLERK AT BOOK 578, PAGE 123, ARE HEREBY VACATED. SUBJECT TO ALL OTHER LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD

CERTIFICATE OF CITY COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 1st DAY OF June, 2020.

MAYOR

ATTEST: CITY CLERK

CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 17 DAY OF JUNE, 2020, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS 21st DAY OF May, 2020.

ATTEST: VICE CHAIRMAN

CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 12:28 O'CLOCK THIS 6 DAY OF July, 2020

AND IS DULY RECORDED IN PLAT BOOK B ON PAGE 46

Edna Jeanne Thompson 2020-759793
COUNTY CLERK STAMP RECEIVING NUMBER

LEGEND

- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615 OR AS NOTED
- ALUMINUM CAP PER LS 14250
- CALCULATED CORNER
- ALUMINUM CAP
- BOUNDARY LINE
- INTERIOR LOT LINE
- ADJOINING LOT LINE
- EASEMENT

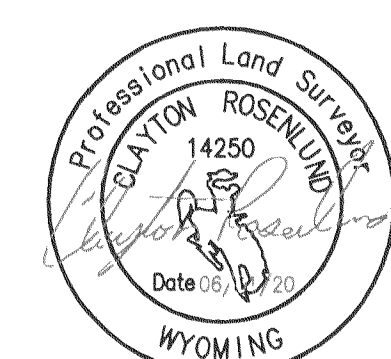
NOTES:

TRACT A WILL REQUIRE STANDARD CITY OF SHERIDAN ROAD IMPROVEMENTS UPON FURTHER DEVELOPMENT OR SUBDIVISION.

LOTS 1, 2, 3, AND 4 ARE SUBJECT TO A SHARED UTILITY AGREEMENT FOR THE WATER AND SEPTIC SYSTEMS IN PLACE AS OF THE DATE OF THIS PLAT. AN INFRASTRUCTURE EXTENSION AGREEMENT SHALL REQUIRE LOTS 1, 2, 3 AND 4 TO BE CONNECTED TO THE CITY OF SHERIDAN MUNICIPAL WATER AND SEWER SERVICES PRIOR TO LOT 1, 2, 3 AND 4 BEING CONVEYED TO ANY THIRD PARTY.

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND, do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of RESTORATION RANCH MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.



NOTICE
This plat is an image, or reproduction of the original as is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights of
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.



201 E 5TH ST
SHERIDAN, WYOMING 82801

PREPARED FOR: RESTORATION RANCH LLC, SHERIDAN, WYOMING

Prepared by Cannon Consulting LLC / (307) 752-0109

DATE PREPARED: 06/01/20

